



Farmland Sales Specialists

Setting the trend for how Real Estate is sold in the Midwest.
www.BarnesRealty.com

18156 Hwy 59
Mound City, MO 64470
(660) 442-3177

1711 Oregon
Hiawatha, KS 66434
(785) 742-4580

1708 Prairie View Rd, Suite B
Platte City, MO 64079
(816) 219-3010

184.3 Acres, Miami County, KS

*Here's a spectacular property with many nice improvements and ponds with divide options. The horse barn/arena in itself would be a huge asset to try to build in any location, and this one is ready to go!
The owner says bring offers!*

LOCATION:

From Cleveland, MO, follow Hwy Y West for 1 mile. The Southeast corner of the farm is at the intersection of S State Line Rd. & W 247th St. See driving map for more details.

PRICE:

\$3,500,000.00

Inquire for Divide Options

IMPROVEMENTS:

2-Story Single Family Residence, attached garage & unattached garages, 2 Fireplaces, raised enclosed porch, storage building, green house, open slab porch, pool, gazebo, 3 wood decks, 5 bedrooms, 3 & ½ Bathrooms. There is also a single family residence, 1-story ranch style duplex located on the property.

TAXES/TAXABLE ACRES:

2014 taxes were \$21,576.34

LISTING AGENT:

Jamie Barnes
(660) 851-1125 / jamie@barnesrealty.com

BROKER PARTICIPATION:

Barnes Realty Company, as listing broker, will gladly and fully cooperate with most licensed real estate brokers to obtain a sale of the property on terms satisfactory to the current owners.



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This information is thought to be accurate; however it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller and human error can occur. It's the buyer's responsibility to satisfy himself with the information presented and to determine the information to be true and accurate and the property to be suited for his intended use. The listing may be withdrawn with or without approval. The seller further reserves the right to reject any and all offers. All inquiries, inspections, appointments, and offers must be sent thorough:

Rick Barnes, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177

184.3 Acres, Miami County, KS

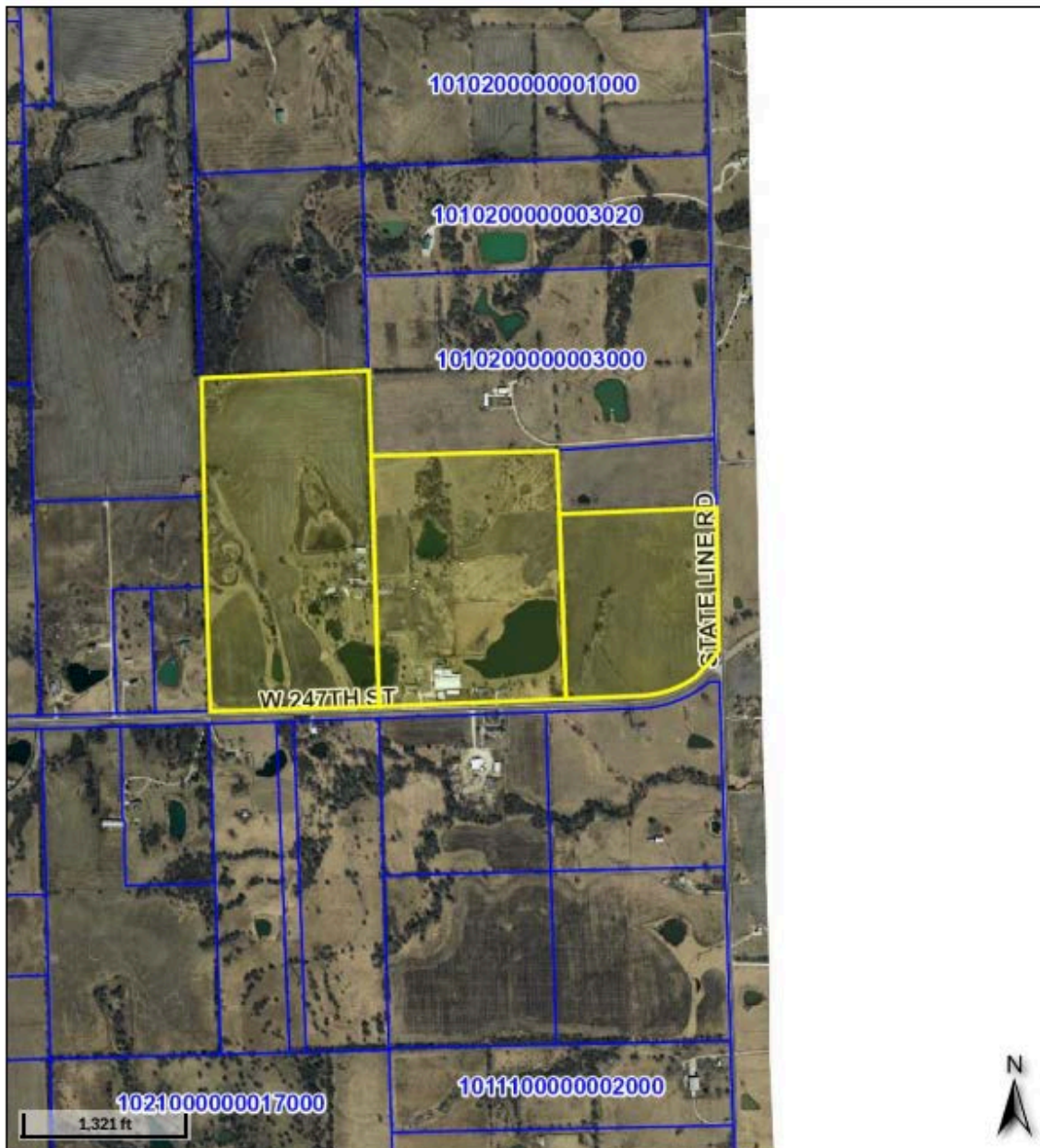


184.3 Acres, Miami County, KS

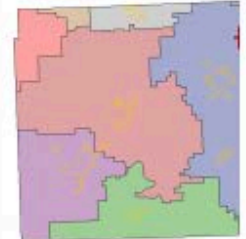


184.3 Acres, Miami County, KS

Tax Map




Overview



Legend

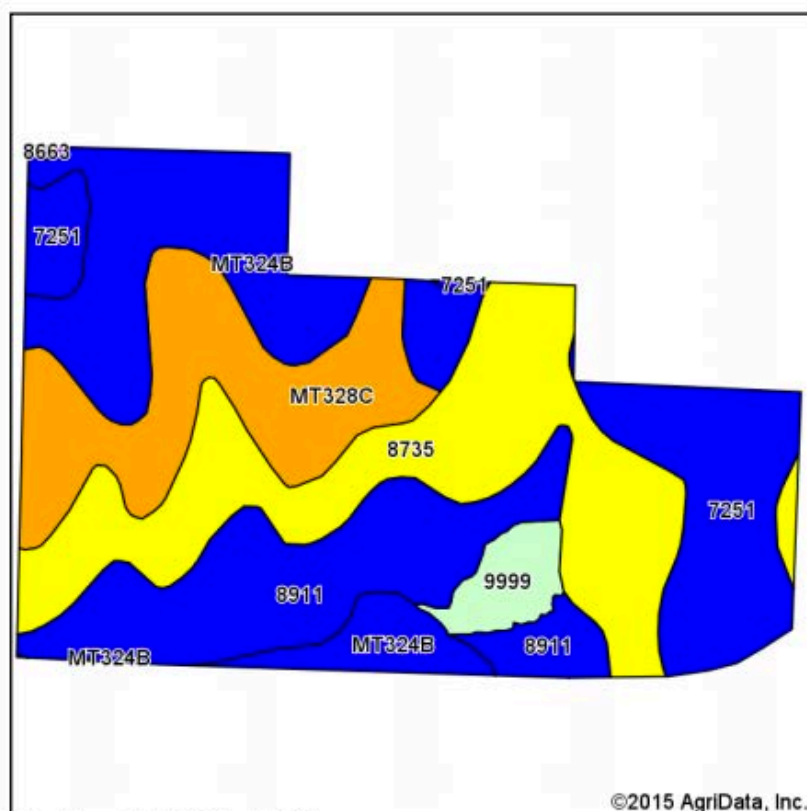
- City Limits
- Centerlines
- Parcels
- Lakes

Date created: 7/28/2015
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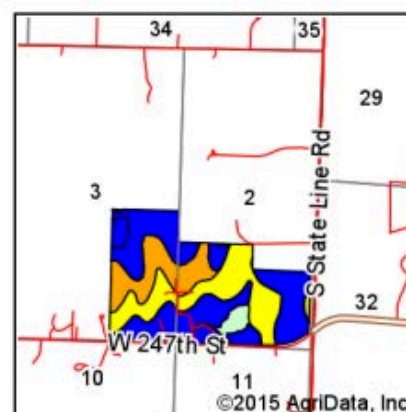
 Developed by
The Schneider Corporation

184.3 Acres, Miami County, KS

Soil Map



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Miami**
 Location: **2-16S-25E**
 Township: **Wea**
 Acres: **184.29**
 Date: **7/28/2015**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: KS121, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	NCCPI Overall
8735	Eram silty clay loam, 3 to 7 percent slopes	48.53	26.3%		Ive	4200	38
MT324B	Bucyrus silty clay loam, 1 to 3 percent slopes	38.18	20.7%		Ile	6400	67
8911	Summit silty clay loam, 1 to 3 percent slopes	33.67	18.3%		Ile	4875	56
MT328C	Bucyrus silty clay loam, 3 to 8 percent slopes	31.41	17.0%		Ille	0	66
7251	Grundy silt loam, 1 to 3 percent slopes	26.60	14.4%		Ile	0	54
9999	Water	5.67	3.1%			0	0
8663	Clareson-Rock outcrop complex, 3 to 15 percent slopes	0.23	0.1%		Vle	3000	18
Weighted Average						3326.3	53.2

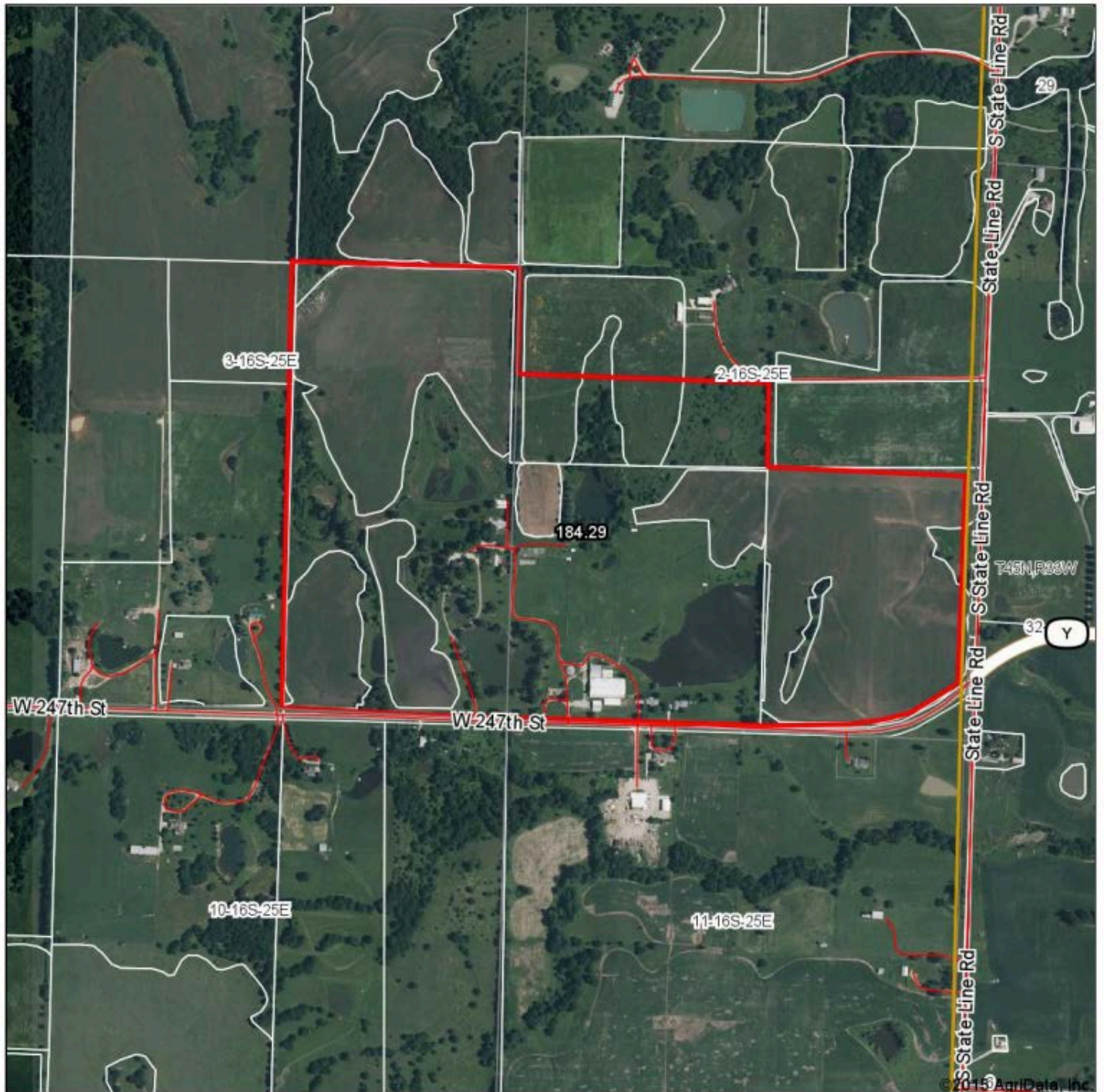
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*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

184.3 Acres, Miami County, KS

Surety Map



map center: 38° 40' 52.07, 94° 37' 8.91

scale: 10415

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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2-16S-25E
Miami County
Kansas

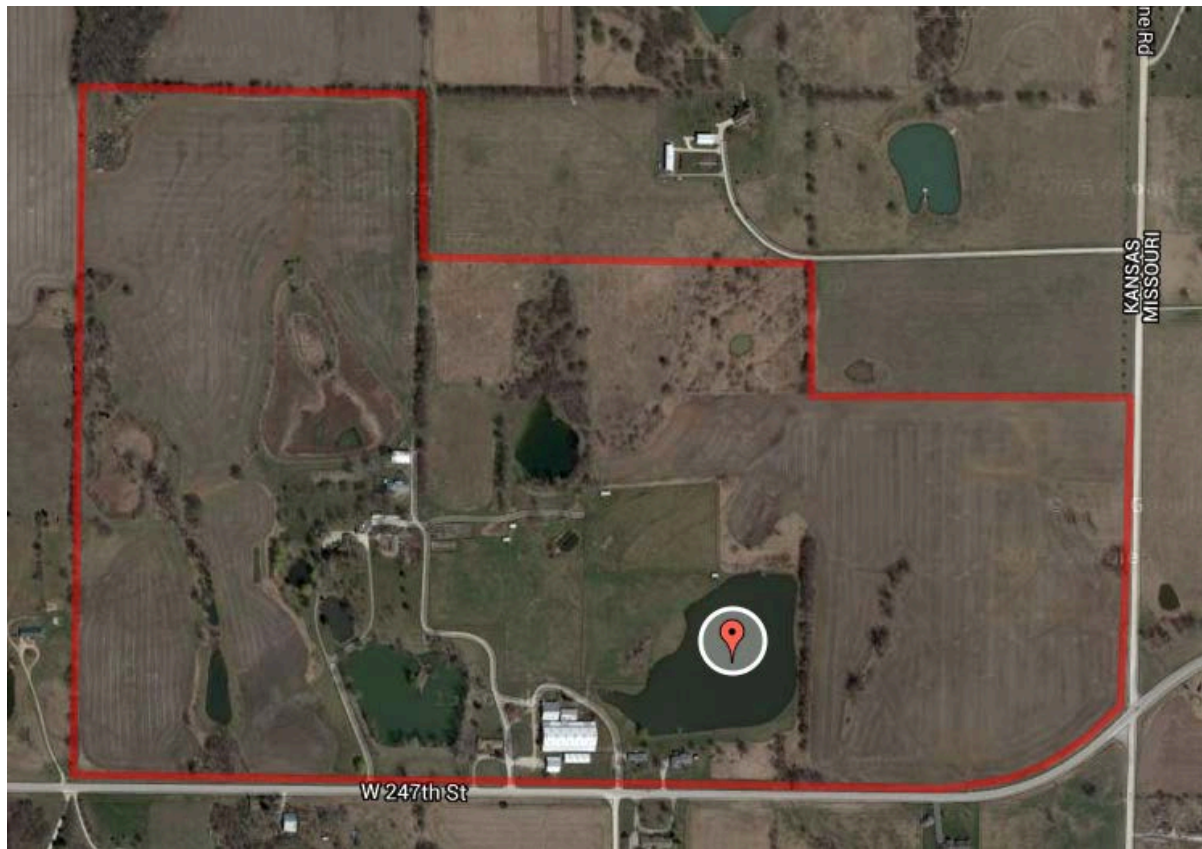


7/28/2015

Field borders provided by Farm Service Agency as of 5/21/2008.

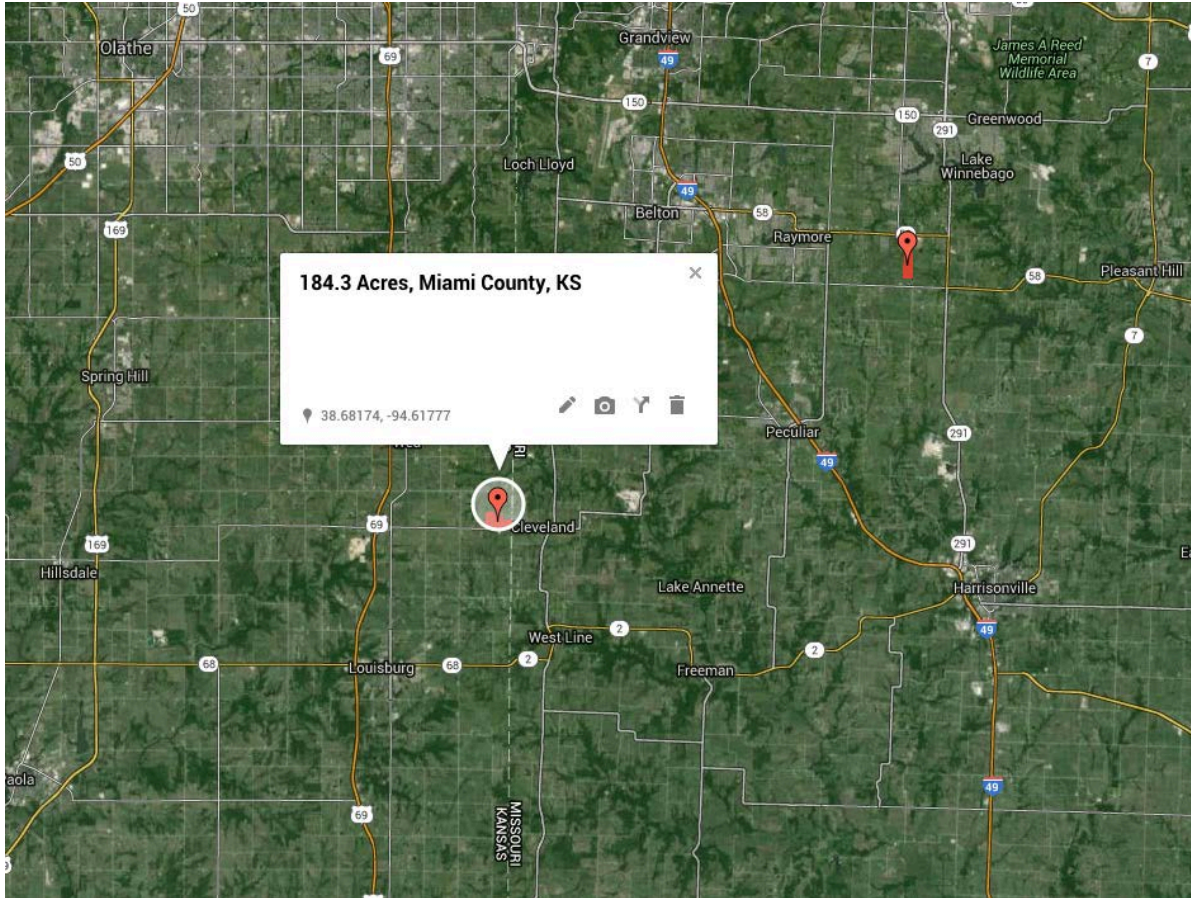
184.3 Acres, Miami County, KS

Google Aerial



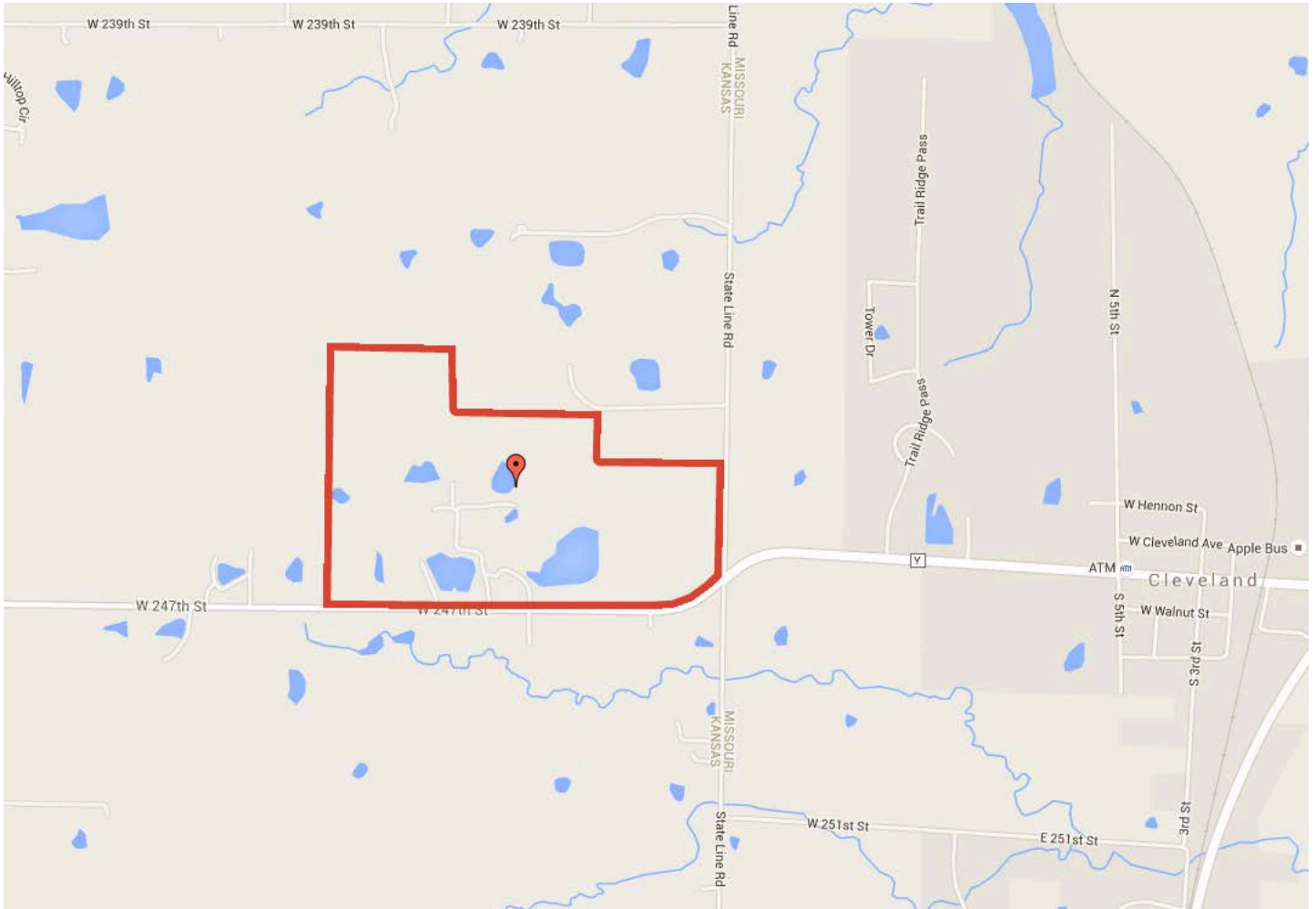
184.3 Acres, Miami County, KS

General Location



184.3 Acres, Miami County, KS

Driving Map



184.3 Acres, Miami County, KS

Aerial Photos



184.3 Acres, Miami County, KS

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Aerial Photos

